



BYRD REAL ESTATE
GROUP



**FOR SALE
OR LEASE**

IMPROVEMENTS:

Total building:	24,000+/-sf
Main Floor:	12,000+/-sf
Office:	4,699+/-sf
Warehouse:	7,301+/-sf
Second Floor:	12,000+/-sf
Office:	588+/-sf
Warehouse:	11,412+/-sf
Dock High Doors:	1 - 8' x 8'
Grade Level Overhead Doors:	Can be added
Year Built:	1984
Construction Type:	Concrete Tilt
HVAC:	Forced Air Gas, A/C
Power:	3 Phase, 1,000 Amps
Sewer & Water:	City of Chewelah

Sale Price:

Building w/96,000+/- SF of land
\$498,000
Additional land
\$0.50/sf

Lease Rate:

Building w/96,000+/- SF of land
\$3,840/mo NNN
(\$0.20/sf main, \$0.12/sf second)

Land lease options available

PROPERTY SPECIFICATIONS:

Site Size:	Up to 14.93 Acres
Stevens County parcel:	0284793
Total Building:	24,000+/-sf
Zoning:	Commercial Industrial

DOUG BYRD

509-326-8080
Cell 509-216-6575
Doug@byrdrealestategroup.com



Byrd Real Estate Group L.L.C
PRODUCING PROPERTY SOLUTIONS
1912 N. Division St., Suite 201
Spokane, WA. 99207

STEVE SCHALOCK

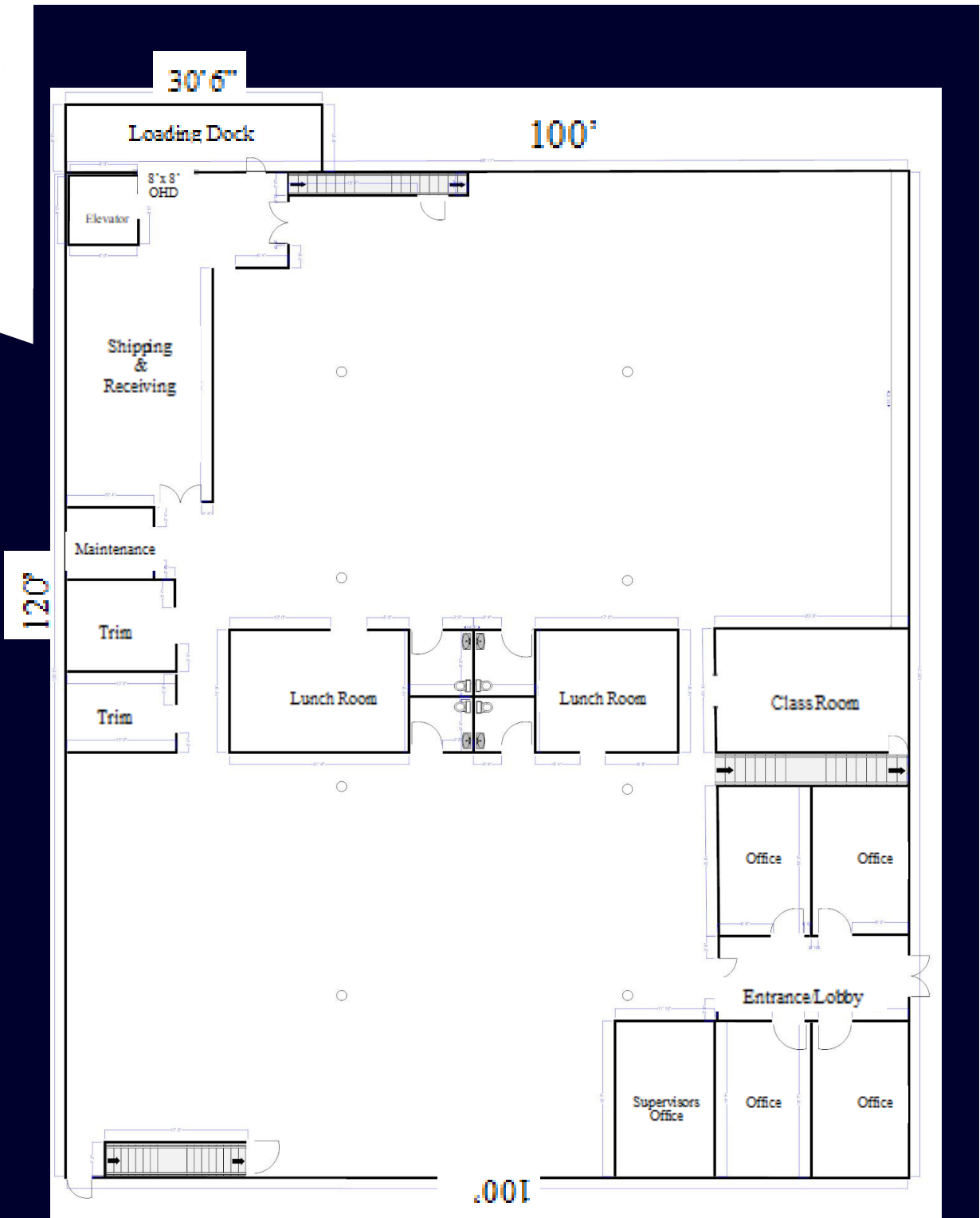
Windermere
509-936-5759
sschalock@theofficenet.com



MANUFACTURING WAREHOUSE - 703 N 7TH | CHEWELAH, WA



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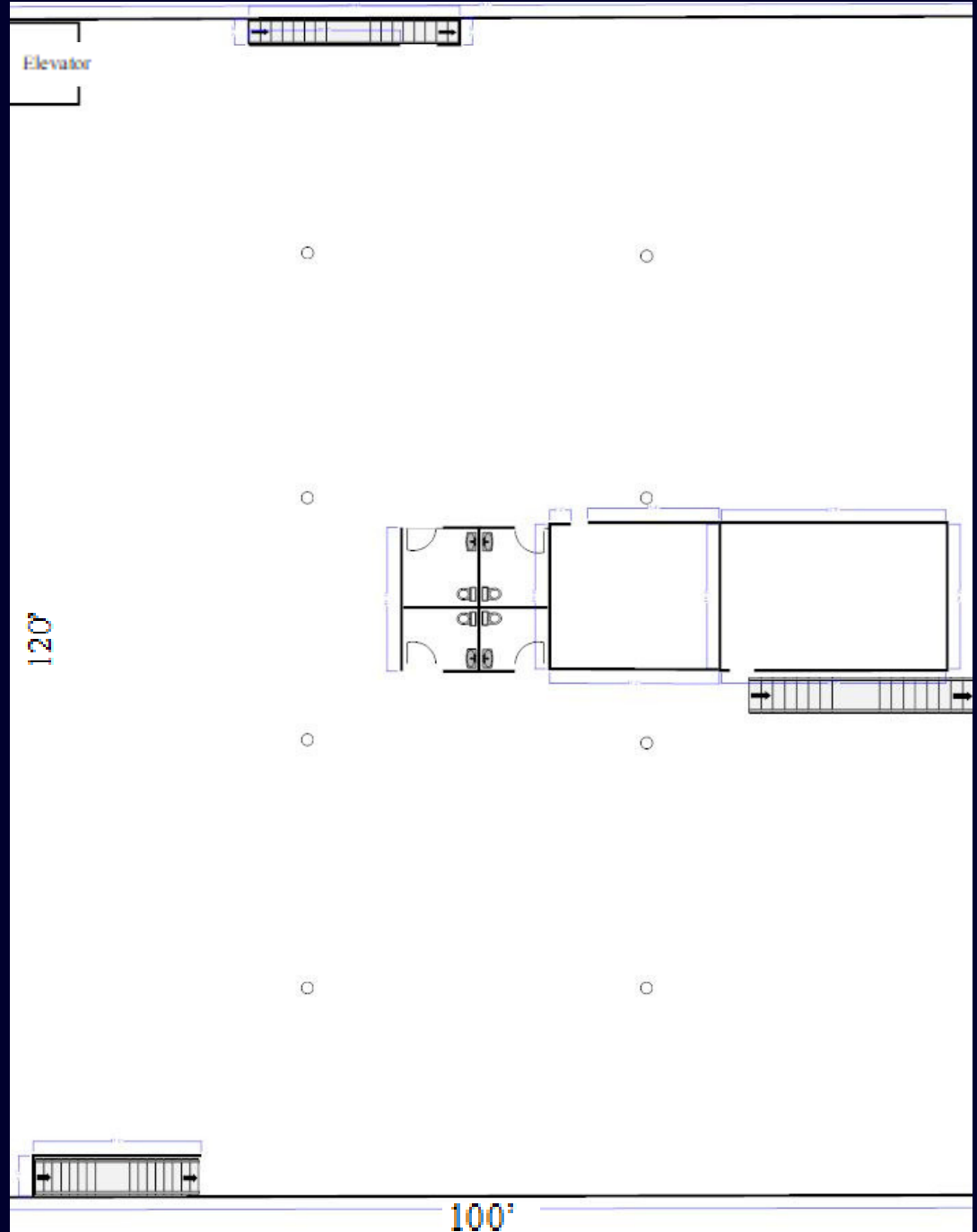
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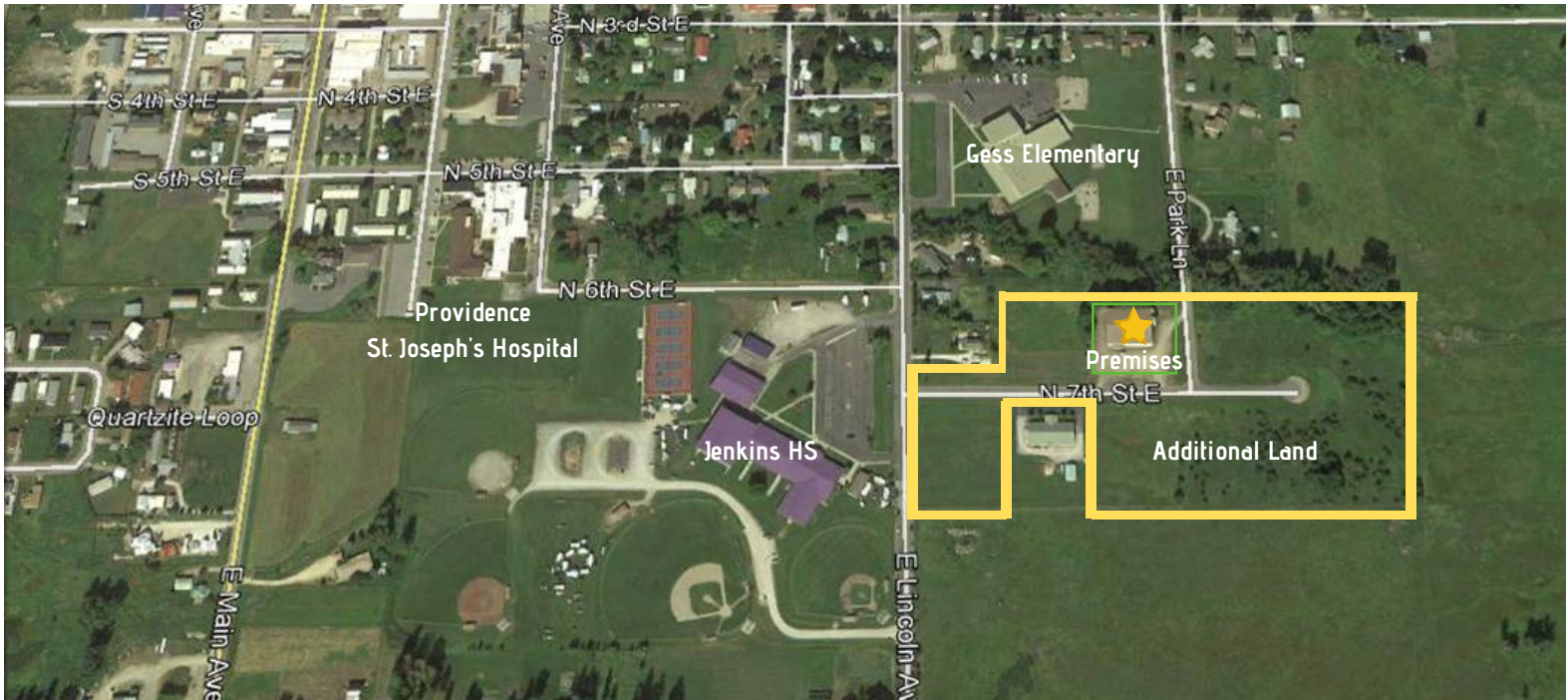
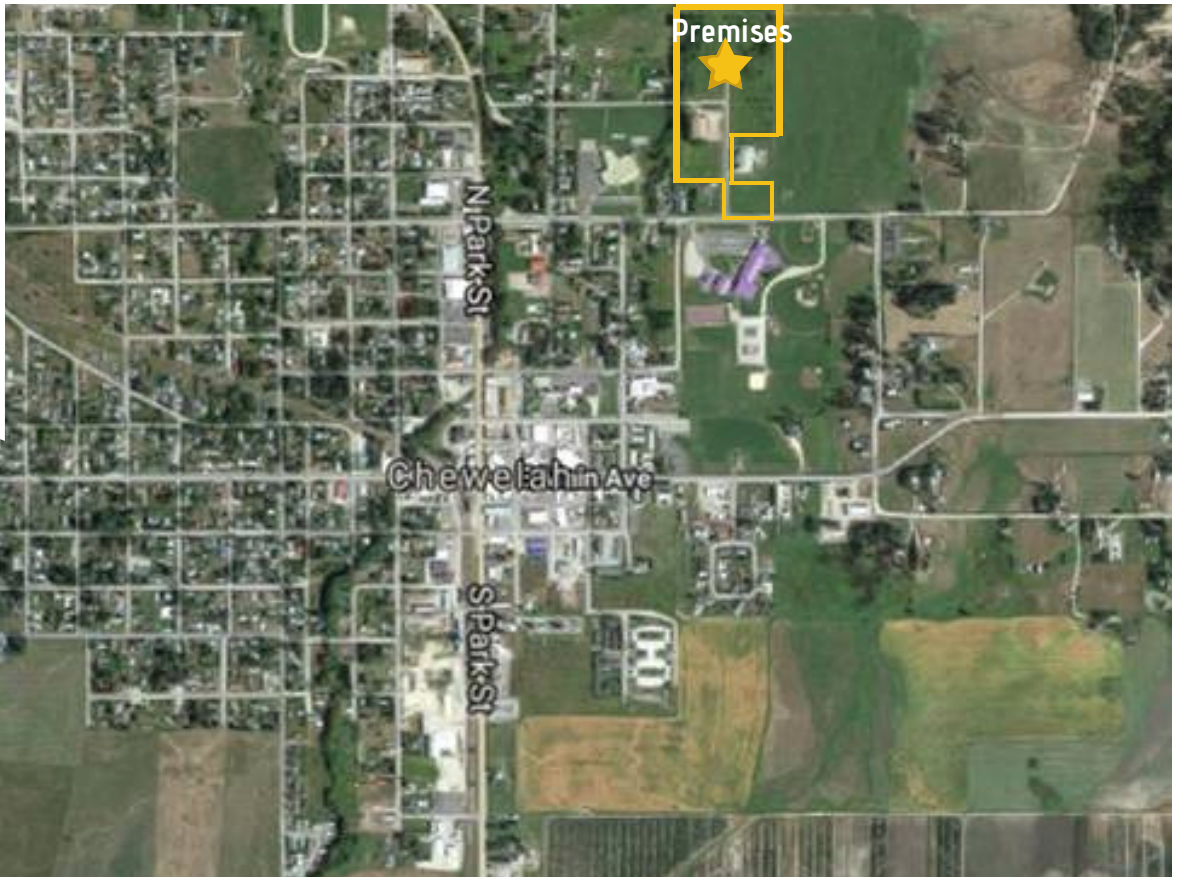
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